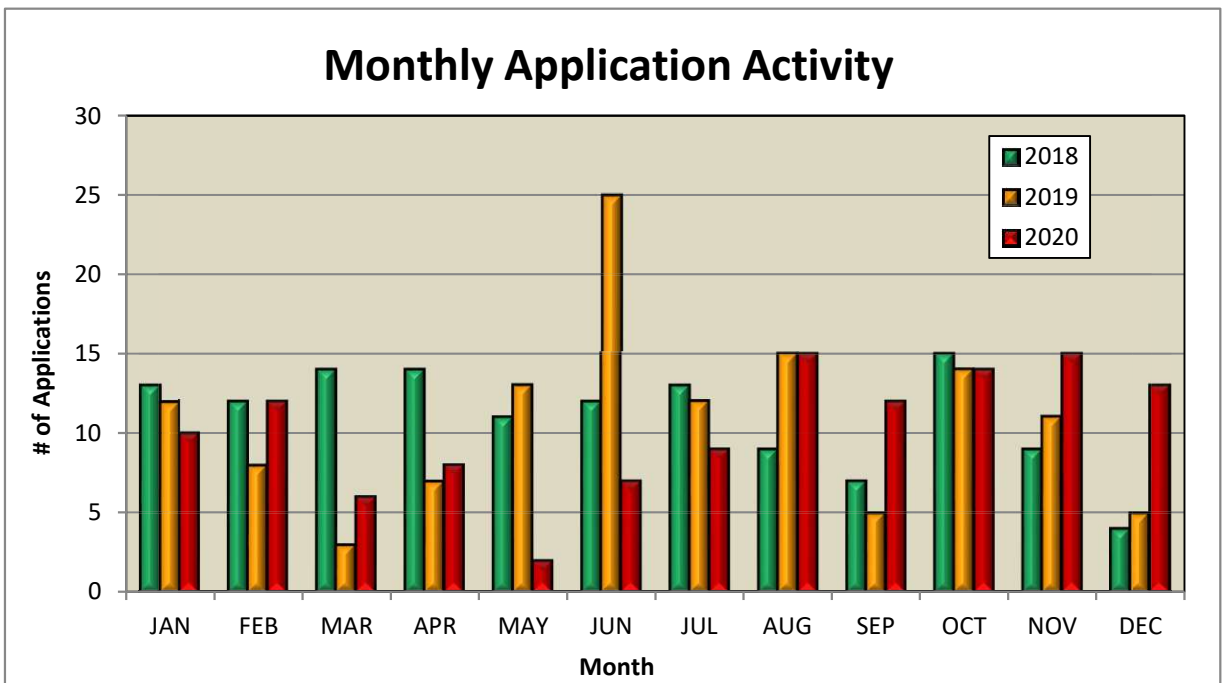


# **SUBDIVISION ACTIVITY & ADMINISTRATION**

## 2020 Municipal Application Reviews

MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments
Berlin	13	4	11	3
Bethany	-	-	-	-
Buckingham	1	1	-	-
Canaan	1	1	-	-
Cherry Ridge	4	1	2	-
Clinton	3	1	6	-
Damascus	20	10	29	1
Dreher	1	-	1	-
Dyberry*	4	3	1	-
Hawley	1	-	1	-
Honesdale	2	1	1	-
Lake	6	3	6	-
Lebanon	1	1	-	-
Lehigh	-	-	-	-
Manchester	4	2	6	-
Mt. Pleasant	6	3	3	1
Oregon	1	-	-	1
Palmyra	2	1	1	-
Paupack	17	2	16	1
Preston	9	2	11	-
Prompton*	-	-	-	-
Salem	8	4	4	-
Scott	2	1	1	-
South Canaan*	10	5	7	1
Starrucca	-	-	-	-
Sterling	2	3	2	-
Texas	5	3	3	-
Waymart	-	-	-	-
<b>TOTAL</b>	<b>123</b>	<b>52</b>	<b>112</b>	<b>8</b>

\* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2020

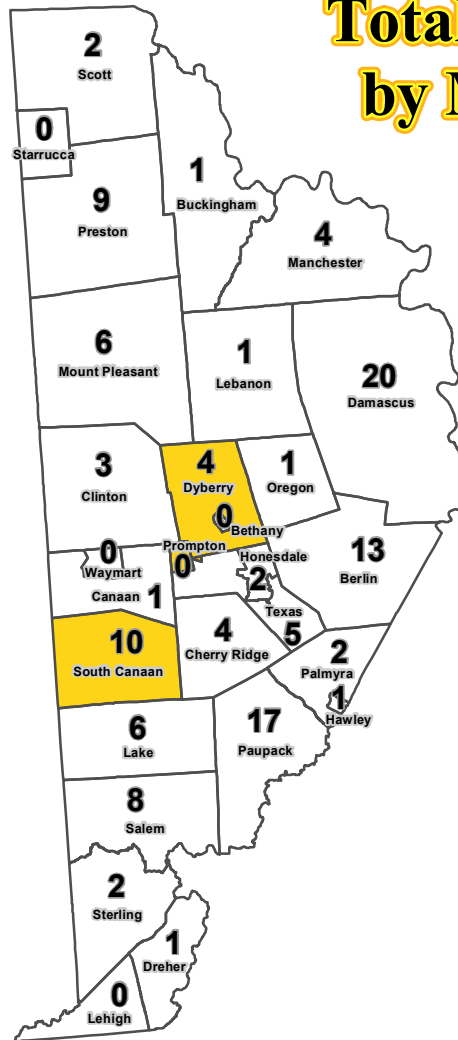


A total of **123** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2020. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2020.

On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.

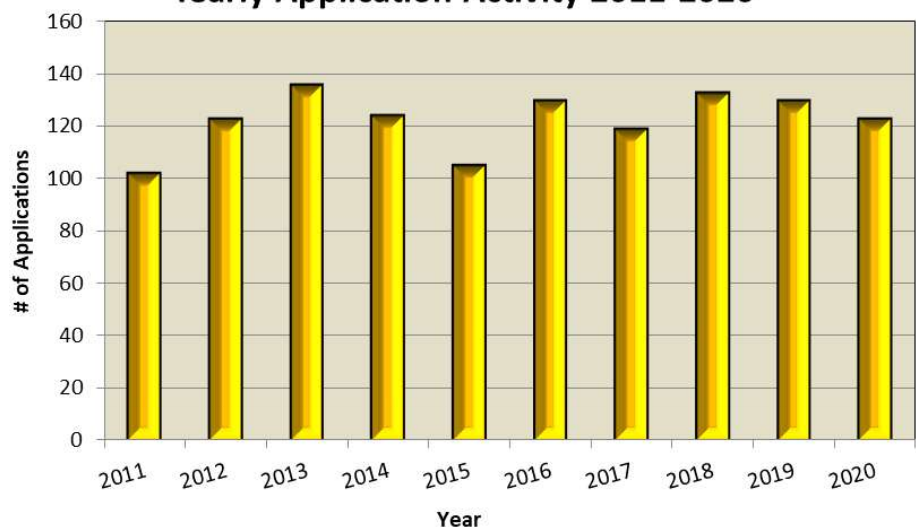
The greatest amount of applications recieved was in Damascus with 20 applications followed by Paupack with 17 and Berlin with 13 applications.

## Total Applications by Municipality 2020



In 2020 the number of applications submitted to the Wayne County Department of Planning/GIS decreased slightly. There were 7 less applications submitted this past year compared to the 2019 total of 130. The highest number in the last ten years was in 2013 with 136 applications. Since then, the yearly applications have been fluctuating, but staying below 140 applications. The average number of submissions over this ten year period was 123 per year.

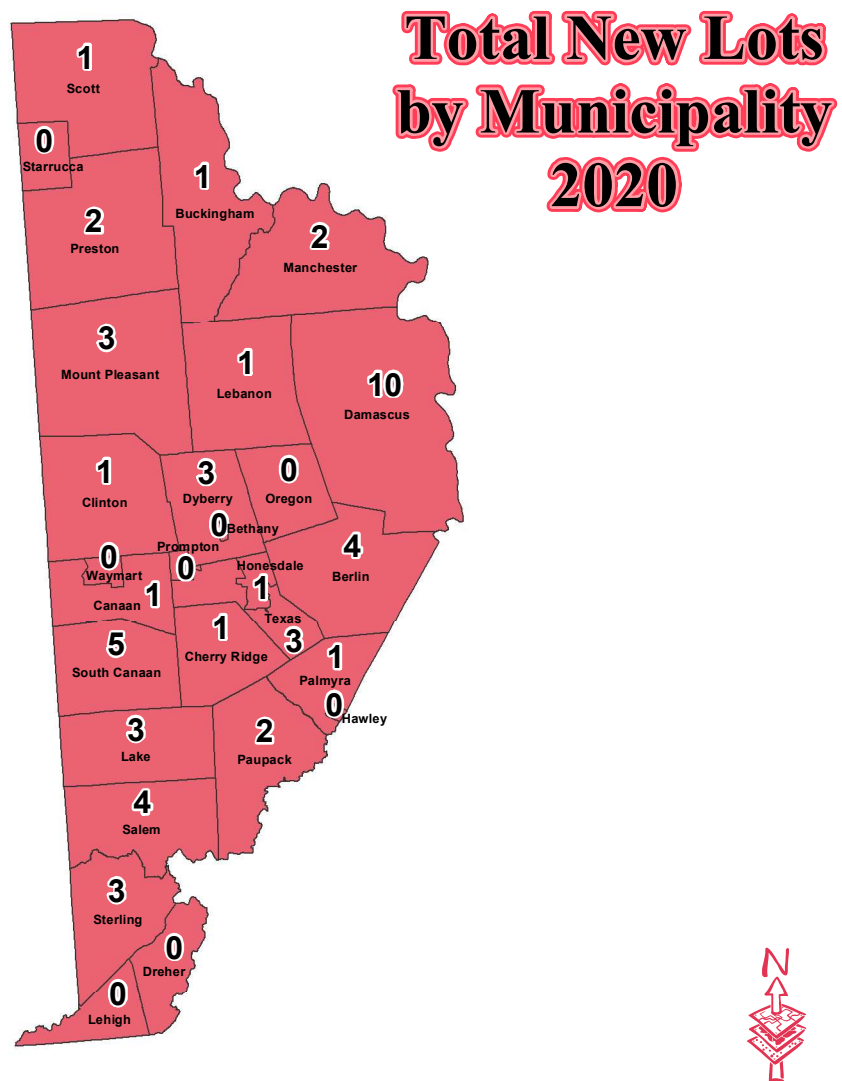
## Yearly Application Activity 2011-2020



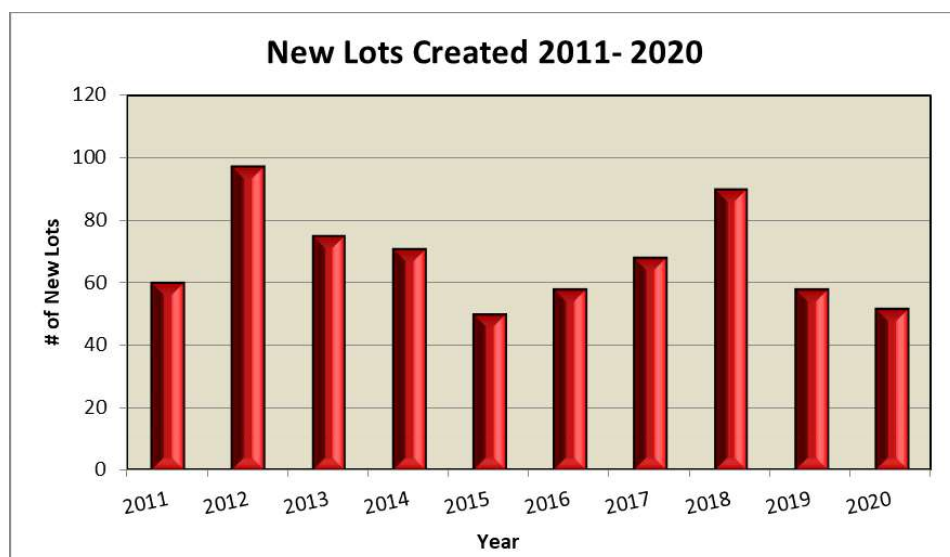
The map to the right shows the number of new lots created in each municipality in 2020. In total, **52** new lots were created in Wayne County in 2020.

The number of new lots created in 2020 decreased by 6 in comparison to last year. The highest total of new lots over the past ten years was in 2012 with 97, followed by the total in 2018 of 90 and 2013's total of 75.

Damascus Township had the most new lots created in 2020 with 10, followed by South Canaan with 5, and Berlin and Salem Townships both with 4. A total of 8 municipalities had no new lots created in 2020, with five of those located in the Boroughs.

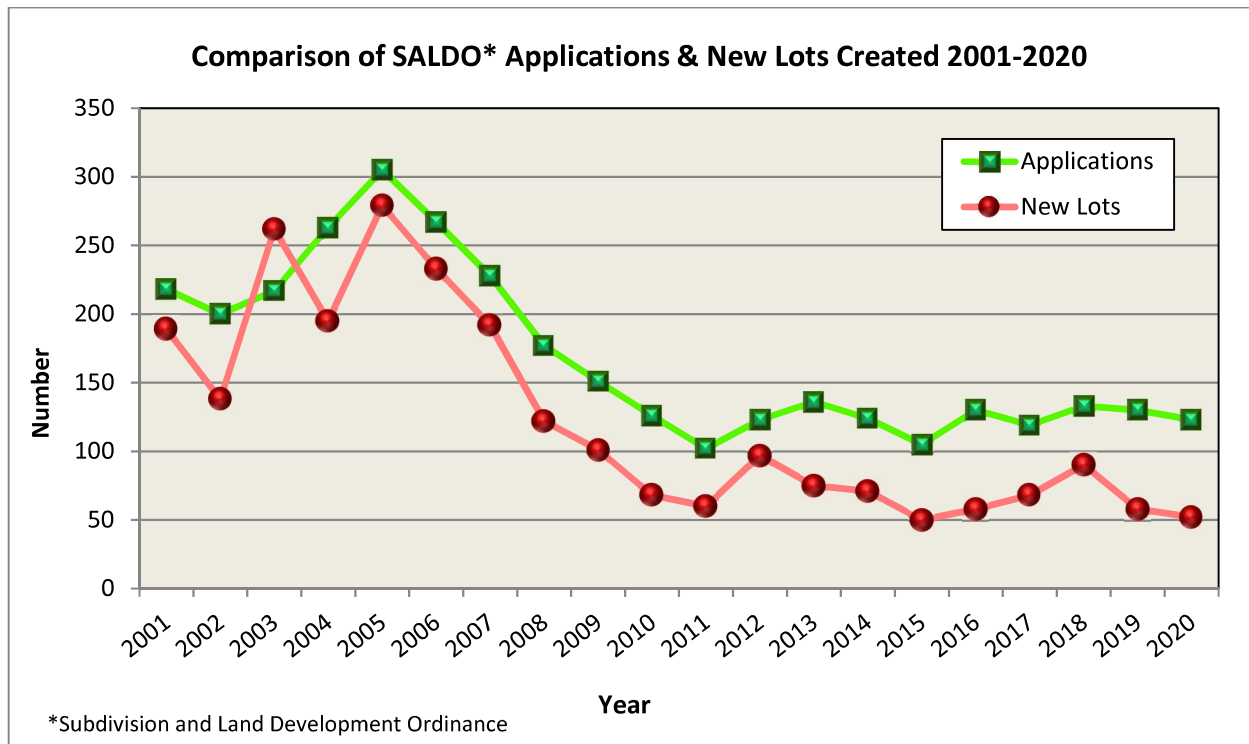


Over the course of the past decade, the average number of new lots created per year was 68. The last ten years have seen fluctuations in total number of new lots. A steady increase was occurring up to 2018's peak, but has declined since.



# Applications & New Lots Created (2001 – 2020)

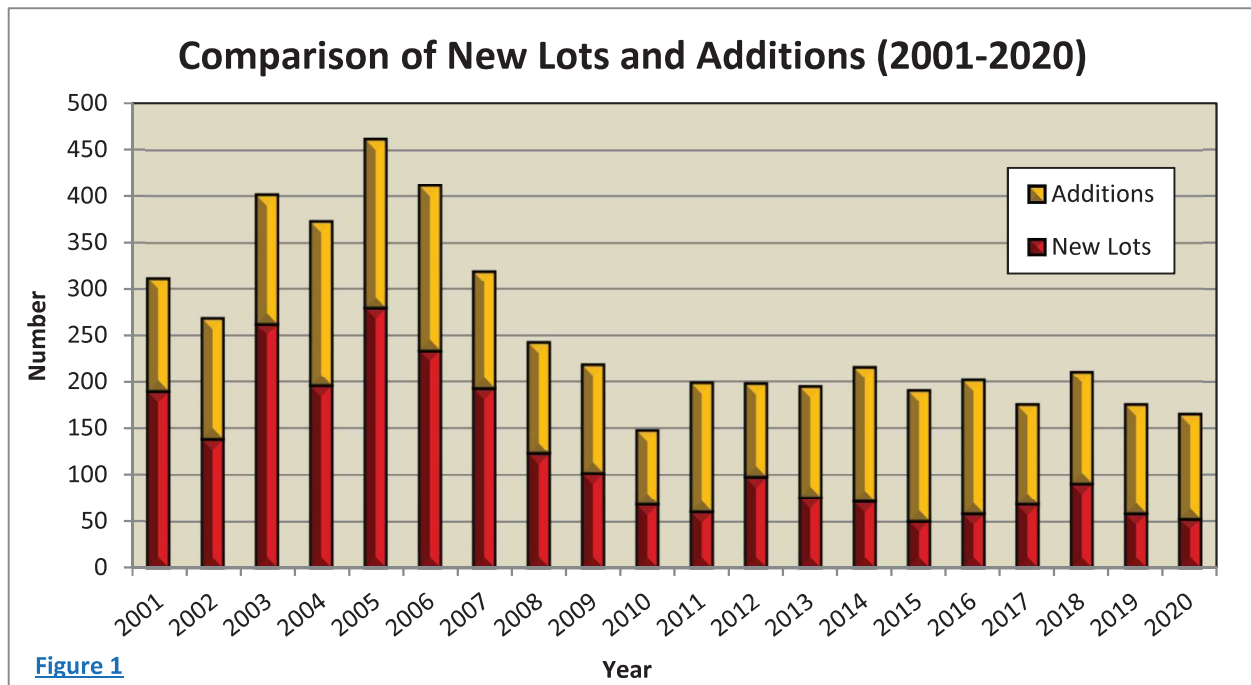
The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2001 up to and including 2020. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break down the application results by type and compare the numbers of subdivision applications that result in new lots to those that involve additions. Also illustrated on the following page is the number of land developments reviewed each year compared to the number of subdivisions.



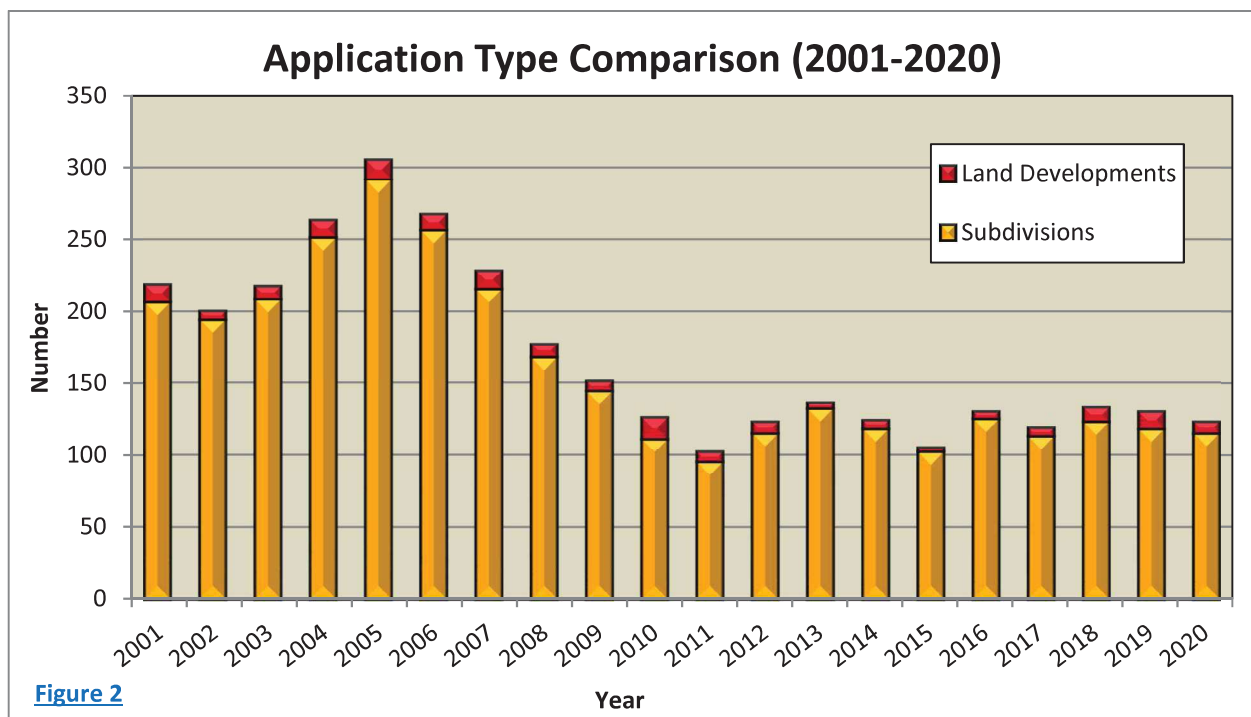
The Planning/GIS Department reviewed seven (7) fewer applications in 2020 than the previous year. The number of new lots created in the County decreased by six (6) with respect to the previous year of 2019. A total of only 52 new lots were created in the County in 2020, which was lower than the previous two-year time period. However, the total new lots created since 2010 has consistently been less than 100 over the past eleven years.

Overall, for the period of 2001 to 2020, a total of 3,377 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,458 new lots in Wayne County. On an average basis, these totals translate to 169 applications submitted for review and 123 new lots per year over this twenty-year time span. Whether referring to the yearly average, the cumulative totals over this period or simply the yearly comparison of the number of submitted applications to the number of newly created lots, the number of new lots is typically less than the applications figure. The only exception to this pattern over this twenty-year time period was in the year 2003 when the number of newly created lots surpassed the number of applications by approximately fifty. Since that time, the number of newly created lots has consistently been lower than the total applications received for review.

A major reason why the number of applications submitted for review outpaces the number of newly created lots is that a large percentage of subdivision applications result in lot combinations or additions of portions of a lot to another adjoining existing lot. The year 2020 was no exception to this pattern as 112 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the twelfth straight year where the number of additions surpassed the number of newly created lots in the County. Over the past ten years a total of 679 new lots were created in the County compared to 1,238 additions equaling 559 more additions over this ten-year time span (2011-2020). [Figure 1](#) at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2001.



Another explanation, but to a lesser degree, of why the number of reviewed applications is greater than the number of new lots is that a number of applications are for the purposes of land development rather than a subdivision of land. A subdivision application proposes changes to existing lot lines or the establishment of newly created lots lines, whereas a ‘land development’, as defined by Act 247, involves certain types of physical improvements to a parcel of land. [Figure 2](#) below illustrates a comparison of the number of land developments to the number of subdivision applications for each year going back to the year 2001. Although the number of land developments is relatively small in comparison, it is still a contributing factor that explains why the number of new lots is typically less than the number of reviewed applications over the last twenty years. A total of eight (8) land developments were reviewed throughout Wayne County in 2020.



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